



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/23/2014

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

1 CAROLINA BAY, PHASE 13C (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: STONESTOWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-004 &054

Acres: 19.43

Lots (for subdiv): 19

Units (multi-fam./Concept Plans): 19

Zoning: PUD

Misc notes: Preliminary plat for Carolina Bay, Phase 13C.

☒ new BP approval tracking

City Project ID #: 141013-StonestownDr-1

City Project ID Name: TRC_PP:CarolinaBayPhase13C[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 CAROLINA BAY, PHASE 13C (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: STONESTOWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-004 &054

Acres: 19.43

Lots (for subdiv): 19

Units (multi-fam./Concept Plans): 19

Zoning: PUD

Misc notes: Road construction plans for Carolina Bay, Phase 13C.

☒ new BP approval tracking

City Project ID #: 141013-StonestownDr-2

City Project ID Name: TRC_PP:CarolinaBayPhase13C[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: CENTEX HOMES

Applicant: SEAMON, WHITESIDE & ASSOCIATES

843-884-1667

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

3 STARBUCKS

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 1313 SAM RITTENBERG BLVD.

Location: WEST ASHLEY

TMS#: 3521100102

Acres: 0.64

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction plans to re-purpose the vacant Bojangles restaurant facility for a Starbucks.

☒ new BP approval tracking

City Project ID #: 141013-1313SamRittenbergBlvd-1

City Project ID Name: TRC_SP:Starbucks[SamRittenbergBlvd]

Submittal Review #: COURTESY

Board Approval Required: DRB

Owner: FAISON & ASSOCIATES

Applicant: HGB&D

843-849-7500

Contact: CHRIS HAYNES

rbailey@hgbd.com

RESULTS: Revise and resubmit to TRC.

#4 PHILIP SIMMONS ELEMENTARY/MIDDLE SCHOOL (ESP)**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000026

Acres: 47.98

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Early Site Package for the new Berkeley County Elementary & Middle School campus.

☒ new BP approval tracking

City Project ID #: 140908-Clements FerryRd-2

City Project ID Name: TRC_SP:PhilipSimmonsElementary/MiddleSchool[EarlySitePackage]

Submittal Review #: PRELIMINARY

Board Approval Required: PC (roads)

Owner: BERKELEY COUNTY SCHOOL DISTRICT

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: MICHAEL C. ROACH roach.m@thomasandhutton.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 BOLTON'S LANDING 6A-1 & 6A-2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000003

Acres: 31.06

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: SR-1 (ND)

Misc notes: Preliminary plat to create two tracts in Bolton's Landing.

☒ new BP approval tracking

City Project ID #: 141013-BluewaterWay-1

City Project ID Name: TRC_PP:Bolton'sLanding6A-1and6A-2

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: STERLING CHARLESTON APARTMENTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: BETTY NIERMANN bniermann@seamonwhiteside.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#6 COURIER SQUARE**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 465 MEETING STREET

Location: PENINSULA

TMS#: 4590503115, 118, 124, & 133

Acres: 2.9

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 226 UNITS

Zoning: GB

Misc notes: Construct a mixed-use development with office, retail and 226 residential units.

☒ new BP approval tracking

City Project ID #: 140324-465MeetingSt-1

City Project ID Name: TRC_SP:CourierSquareMixedUse

Submittal Review #: PRELIMINARY

Board Approval Required: BAR, BZA-SD

Owner: EVENING POST INDUSTRIES, INC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: JASON MUNDAY jmunday@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

#7 HOME TEAM BBQ**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 126-136 WILLIMAN

Location: PENINSULA

TMS#: 4610903042-046

Acres: 0.45

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LI & GB

Misc notes: Construction of a new restaurant.

☒ new BP approval tracking

City Project ID #: 141016-WillimanSt-1

City Project ID Name: TRC_SP:HomeTeamBBQ

Submittal Review #: COURTESY

Board Approval Required:

Owner: AARON SIEGEL

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: GILES BRANCH branchgn@earthsource.com

RESULTS: Revise and resubmit to TRC.

#8 CITADEL MALL OUTPARCEL**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 2051 SAM RITTENBERG BLVD.

Location: WEST ASHLEY

TMS#: 3100800003

Acres: 1.514

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction of a new commercial building.

☒ new BP approval tracking

City Project ID #: 141016-Sam RittenbergBlvd-1

City Project ID Name: TRC_SP:CitadelMallOutparcel

Submittal Review #: COURTESY

Board Approval Required:

Owner: CITADEL MALLCMBS, LLC

Applicant: ANCHOR CONSULTING ENGINEERS, LLC 843-818-4652

Contact: CAWOOD SOUTH cawood.south@anchorce.com

RESULTS: Revise and resubmit to TRC.

#9 THE MARSHES AT COOPER RIVER**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000004, 005, 010, 050-057, & 069

Acres: 33.57

Lots (for subdiv): 160

Units (multi-fam./Concept Plans): 160

Zoning: PUD

Misc notes: Proposed PUD.

☒ new BP approval tracking

City Project ID #: 141016-Clements FerryRd-1

City Project ID Name: TRC_PUD:TheMarshesatCooperRiver[PUD]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: GENE WEST EQUITY TRUST CO. & HAROLD GUSKINS & TONEY BEN

Applicant: SITECAST, LLC 843-224-4264

Contact: CHRIS DONATO cdonato@sitecastsc.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

#10 MAGNOLIA PUD**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

Address: HERIOT ST, BRASWELL ST & MILFORD STREET

Location: PENINSULA

TMS#: many

Acres: 181.58

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Proposed PUD

☒ new BP approval tracking

City Project ID #: 141016-BraswellSt-1

City Project ID Name: TRC_PUD:MagnoliaPUD

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC

Applicant: ASHLEY RIVER INVESTORS, LLC 843-871-5000

Contact: LAURA SENNETT laurasennett@mwv.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

#11 BRADHAM ACRES**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BRADHAM ROAD

Location: JAMES ISLAND

TMS#: 3410000032

Acres: 25.03

Lots (for subdiv): 13

Units (multi-fam./Concept Plans): 13

Zoning: SR-2

Misc notes: Concept Plan for a 13 lot subdivision.

☒ new BP approval tracking

City Project ID #: 141013-BradhamRd-1

City Project ID Name: TRC_CP:BradhamAcres[Revised2014]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: TCH BRADHAM, LLC

Applicant: KEVIN J. COFFEY 843-266-3996

Contact: KEVIN J. COFFEY kevin@lowcountrylhc.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

12 SCE&G CAINHOY ELECTRIC SUBSTATION

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 1169 CAINHOY ROAD

Location: CAINHOY

TMS#: 2630001085

Acres: 13.2

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

Misc notes: Construction plans to build a new substation.

☒ new BP approval tracking

City Project ID #: 140715-1169CainhoyRd-1

City Project ID Name: TRC_SP:SCE&GCainhoyElectricSubstation

Submittal Review #: PRELIMINARY

Board Approval Required:

Owner: SCE&G

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Contact: WILLIAM WEATHERS wweathers@forsberg-engineering.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.